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Planning Commission Date: January 11, 2006

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Dennis Carrington

Public Hearing: Yes: _____ No: X

Notices Mailed On: 1/11/05

Published On: 11/30/05

Posted On: 12/2/05

TITLE: REQUEST BY ANH HUANG FOR ROBERT YEN FOR A
SIGN PROGRAM FOR 52 – 118 ABEL STREET PURSUANT
TO SECTION XI-30-4.04 "SIGN PROGRAM" (SA2005-76)

Proposal: A request for Planning Commission approval of a "S Zone"
Amendment to amend a previously approved sign program for Abel
Plaza to permit signs to be 18-inch high individual channel letters
instead of the former requirement for 15-inch high letters in cabinet
signs with radius corners.

Location: 52 – 118 Abel Street.

APN: 022-24-045

RECOMMENDATION: Continue to Date Uncertain and will be Publicly Re-Noticed

Applicants/ Anh Hoang for Robert Yen

Property owners: Mr. Robert Yen
Milpitas, CA 95035

Previous Action(s): The Abel Plaza Shopping Center was approved on January 3, 1984.
The Planning Commission approved a new sign program on July 18,
1985. A new monument sign was approved on November 6, 2002.

Environmental Info: Categorically Exempt, Class 1, minor alteration of existing private
structure.

General Plan/Midtown SP: Mixed Use

Zoning: MXD – Mixed Use

Existing Land Use: Abel Plaza Shopping Center

Agenda Sent To: Mr. Anh Hoang

Attachments: None

PJ No. 2441

BACKGROUND

On December 14, 2005, the Planning Commission continued this request to January 11, 2006, because the applicant was still finalizing the details of the proposed sign program. As of January 6, 2006, staff has not received a finalized sign program proposal and is therefore recommending that this request be continued to a date uncertain. When the applicant submits a finalized sign program the project will be re-advertised and brought before the Planning Commission.

RECOMMENDATION

Open the public hearing and continue "S" Zone Approval SA2005-76 until a date uncertain and will be publicly re-noticed.